

COUNTY NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK, AND ADDRESS TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

CONCEPT GRADING NOTE:
PAD AND DRIVEWAY GRADING IS PRESENTED FOR INFORMATION ONLY TO FACILITATE THE C.E.D.A. DISCLOSURE PROCESS. THE APPLICANT PROPOSES A LOT SALES PROJECT AND DOES NOT INTEND TO GRADE INDIVIDUAL BUILDING SITES. THE APPLICANT ACKNOWLEDGES THAT TRACT GRADING OF THE SITE MAY REDEFINE THE PROJECT AND MAY NECESSITATE ADDITIONAL PUBLIC REVIEW.

APPROXIMATE PAD/DRIVEWAY GRADING QUANTITIES:

EXCAVATION: 2500 C.Y.
EMBANKMENT: 2300 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 20' @ 1-1/2:1
FILL: 20' @ 2:1

APPROXIMATE PRIVATE ROAD GRADING QUANTITIES:

EXCAVATION: 9400 C.Y.
EMBANKMENT: 1400 C.Y.
IMPORT/EXPORT: 0 C.Y.

DISTURBANCE AREAS:
PADS/DRIVEWAYS: 11.9 AC
ROADS: 3.9 AC

OWNER/APPLICANT:
HSUNG CHENG AND LUNA CHENG, CO TRUSTEES OF THE CHENG INTER VIVOS TRUST DATED MAY 21, 1996

1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 562-0842

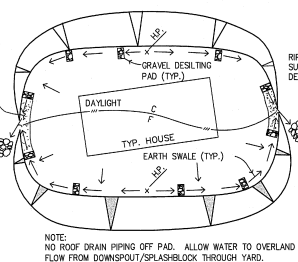
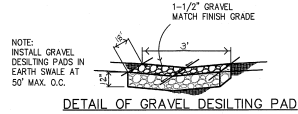
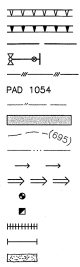
PROJECT ADDRESS:
OLD HIGHWAY 80 AND FLINN SPRINGS ROAD

APN:
396-020-13

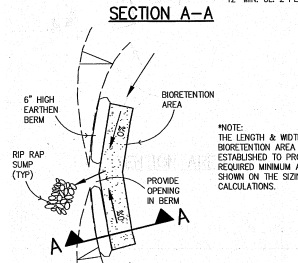
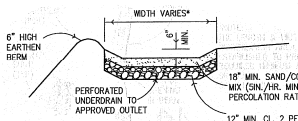
LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO. 8665.

SOURCE OF EXISTING TOPOGRAPHY:
AERIAL TOPOGRAPHIC SURVEY BY PHOTOGRAPHIC CORP. 02-22-1991

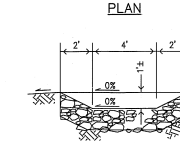
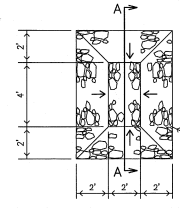
LEGEND
OUT SLOPE (1-1/2:1 MAX.)
FILL SLOPE (2:1 MAX.)
PROPOSED WATER LINE
PROPOSED FIRE HYDRANT
DAYLIGHT LINE
PAD ELEVATION
EXISTING E.P.
PROPOSED A.C. PAVING
EXISTING CONTOUR
EXISTING DRAINAGE COURSE
DIRECTION OF DRAINAGE
BROW DITCH
TEST HOLES
DEEP OBSERVATION BORINGS
RIGHT LINE
LEACH LINE
BIORETENTION AREA



NOTE:
NO ROOF DRAIN PIPING OFF PAD. ALLOW WATER TO OVERLAND FLOW FROM DOWNSPOUT/SPLASHBLOCK THROUGH YARD.

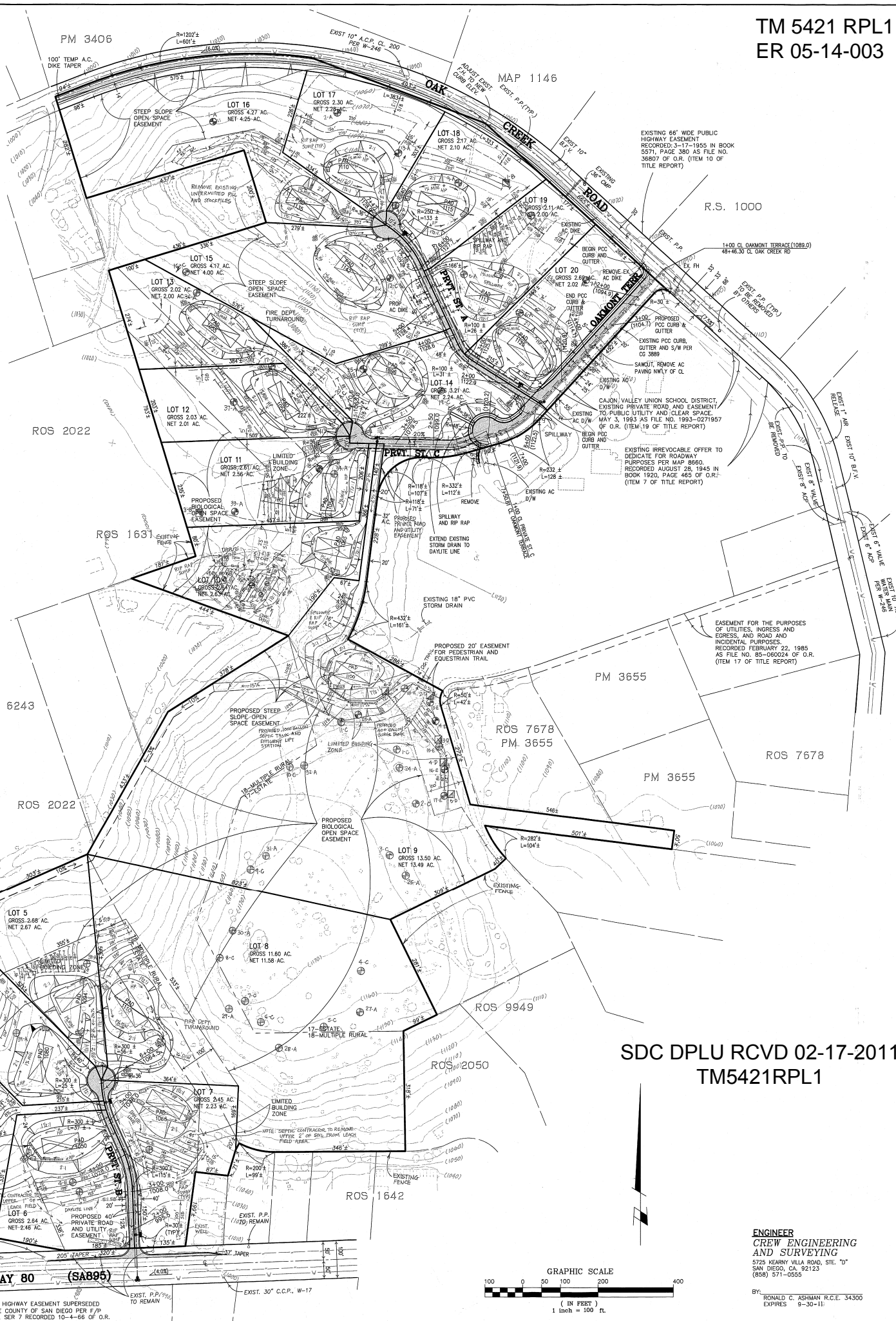


NOTE:
THE LENGTH & WIDTH OF THE BIORETENTION AREA SHALL BE ESTABLISHED TO PROVIDE THE REQUIRED MINIMUM AREA AS SHOWN ON THE SIZING DESIGN CALCULATIONS.

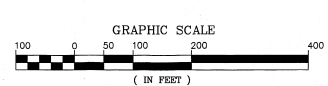


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RIP RAP SUMP AT PAD OUTLET
NOT TO SCALE



SDC DPLU RCVD 02-17-2011
TM5421RPL1



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